

OPEN SPACE SITE PLAN

- BUILDING FOOTPRINT
- DRIVE / PARKING
- HARDSCAPE / OPEN SPACE
- LANDSCAPE
- OPEN SPACE
- SETBACKS
- WALKWAY

PROJECT INFORMATION

PROJECT SCOPE	PROJECT STATISTICS	CODES / REFERENCES
APARTMENT BUILDING	4320000160	
PROJECT LOCATION	7th St. SW, PUYALLUP, WASHINGTON	
SITE ZONING	RESIDENTIAL MULTIPLE FAMILY (RM-CORE)	
ZONING JURISDICTION	CITY OF PUYALLUP, WA	
SITE USE	MULTI-FAMILY DWELLING UNITS	
SET BACK - FRONT YARD:	5'-0"	PMC 20.25.015
SET BACK - REAR YARD:	0'-0"	PER DOWNTOWN DESIGN GUIDELINES 3.B.5
SET BACK - SIDE YARD:	0'-0"	PER DOWNTOWN DESIGN GUIDELINES 3.B.5
MAXIMUM LOT COVERAGE:	90%	PMC 20.25.020
MINIMUM LANDSCAPE AREA	10%	PMC 20.25.020
UNIT DENSITY	IN THE RM-CORE ZONE, RESIDENTIAL USES ARE PERMITTED WITH NO UNIT-PER-ACRE DENSITY LIMIT	PMC 20.25.022
BUILDING HEIGHT LIMIT	50'-0"	PMC 20.25.020

SITE AREA

PROPERTY	AREA	AREA (SF)
SITE BOUNDARY	1.67 acres	72,782 SF

CODE ANALYSIS

APPLICABLE CODE:	2018 INTERNATIONAL BUILDING CODE
	2018 INTERNATIONAL RESIDENTIAL CODE
	2018 INTERNATIONAL MECHANICAL CODE
	2018 UNIFORM PLUMBING CODE
	2018 INTERNATIONAL FIRE CODE
	2018 WASHINGTON STATE ENERGY CODE
	2016 NFPA STANDARD 72
	2016 NFPA STANDARD 13, 13-D, AND 13-R
OCCUPANCY:	R-2 (APARTMENTS)
CONSTRUCTION TYPE:	VA
BUILDING TYPE:	3 STORY / 4 STORY
FIRE SPRINKLERS:	13R
BASE ALLOWABLE AREA:	12,000 S.F. (TABLE 503)
ALLOWABLE HEIGHT:	60'-0" PER 2015 IBC SECTION 504.2)

STRUCTURES ON SITE

STRUCTURES	FIRE SPRINKLERS	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
APARTMENT BUILDINGS	NFPA 13R	R-2	VB	4-STORY	1
TOTAL STRUCTURES ON SITE:					1

BUILDING MATRIX

DESCRIPTION	UNIT COUNT
UNIT - 1BED / 1BATH	8
UNIT - 2BED / 2BATH	35
UNIT - 3BED / 2BATH	12
UNIT - STUDIO	3
TOTAL UNITS	58

UNIT %

DESCRIPTION	BED COUNT	UNIT COUNT	UNIT %
UNIT - 1BED / 1BATH	1	8	14%
UNIT - 2BED / 2BATH	2	35	60%
UNIT - 3BED / 2BATH	3	12	21%
UNIT - STUDIO	1	3	5%
TOTALS		58	100%

UNIT MATRIX

UNIT #	UNIT COUNT	BED COUNT	PARKING/DU	STALLS REQUIRED
1 BEDROOM	8	1	1.5	12
2 BEDROOM	35	2	1.5	52.5
3 BEDROOM	12	3	1.5	18
STUDIO	3	1	1.5	4.5
	58			87

PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED
COMPACT	C	9
ELECTRIC VEHICLE	EV	4
HANDICAP	HC	1
HANDICAP ELECTRIC VEHICLE	HEV	1
MOTORCYCLE	MC	3
STANDARD	S	57
VAN ACCESSIBLE	V	1
		76

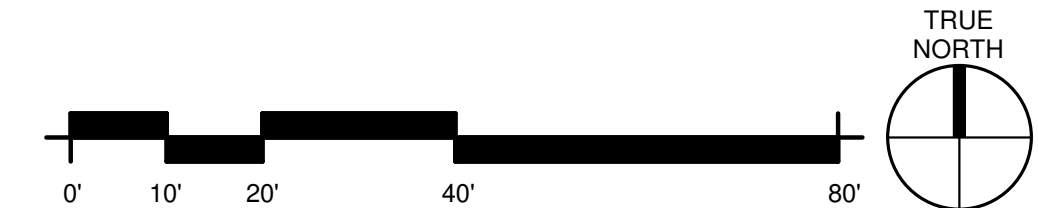
OPEN SPACE SITE PLAN

OPEN SPACE TYPE	AREA
OPEN SPACE	8,670 SF
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CONCEPTUAL SITE PLAN

1" = 20'-0"



43rd AVENUE APARTMENTS

PUYALLUP, WASHINGTON

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CONCEPTUAL SITE PLAN



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